

BK 6445PG232

NO TRANSFER
TAX PAID

WARRANTY DEED
008814

48-364
KNOW ALL MEN BY THESE PRESENTS, that **Elias Peters and Ann K. Peters**, of Waterville, County of Kennebec and State of Maine in consideration of one dollar and other valuable consideration paid by **Kenneth F. Clark and Karen A. Clark**, as joint tenants and not as tenants in common, of Waterville, County of Kennebec and State of Maine the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said **Kenneth F. Clark and Karen A. Clark**, as joint tenants and not as tenants in common, their heirs and assigns forever, our one-half interest in a certain lot or parcel of land located on East Lake in the Town of Oakland, County of Kennebec and State of Maine bounded and described as follows:

Being Lot No. 135, one hundred thirty-five on a Plan of East Lake Shores, County and State aforementioned, and recorded in the said Kennebec County Registry of Deeds, dated September 17, 1965, and further recorded in July 1966 in Plan Book 32 (heretofore erroneously recited as Book 31) Pages 32 and 33. Said lot being thirty-eight and eight tenths (38.8) feet wide at the right of way; forty-seven and nine tenths (47.9) feet on the Lake and one hundred eleven and seven tenths (111.7) feet in length.

Together with an easement or right of way in common with others on foot and with vehicles, for purposes of ingress and egress between the road leading from Oakland to Smithfield in said State of Maine, and the above described lots over and upon that twenty (20) foot wide, private road or way as shown and described on the Plans and survey hereinabove referred to.

Also another certain lot or parcel of land situate in Oakland, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

Commencing at a point in the northerly line of land conveyed to these grantors by Van Wickler et al by deed dated March 7, 1972 recorded in Kennebec Registry of Deeds, Book 1575, Page 596, at the southwesterly line of a right of way known as the Clement Road; thence westerly along the northerly line of said parcel to the intersection of a cottage lot parcel of said grantors; thence southerly along the westerly line of said parcel a distance of forty (40) feet to a point; thence easterly in a line parallel with the first mentioned line to the southwesterly line of a right of way known as the Clement Road; thence northerly along the southwesterly line of the Clement Road to the point of beginning.

MEANING AND INTENDING to convey the same premises as conveyed to Elias Peters, Ann K. Peters, Kenneth F. Clark and Karen A. Clark from Madeline B. Karter by Warranty Deed dated August 22, 1978 and recorded in the Kennebec County Registry of Deeds in Book 2141, Page 74.

NALE LAW OFC (2)

48-364

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Kenneth F. Clark and Karen A. Clark, as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

AND we do covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances; that we have good right to sell and convey to the said Grantees to hold as aforesaid; and that we and our heirs, shall and will warrant and defend the same to the said Kenneth F. Clark and Karen A. Clark, as joint tenants and not as tenants in common, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we, the said Elias Peters and Ann K. Peters have hereunto set our hands and seals this 30th day of March, 2001.

Signed, Sealed and Delivered
in presence of

MLL

Elias Peters
Elias Peters

to both

Ann K. Peters
Ann K. Peters

STATE OF MAINE
Kennebec, ss.

March 30, 2001

Personally appeared the above named Elias Peters and Ann K. Peters and acknowledged the foregoing instrument to be their free act and deed.

Before me,

MLL
Notary Public/Attorney at Law
MARK T. NALE

RECEIVED KENNEBEC SS.

2001 APR 11 AM 9:44

ATTEST: Thomas R. Mead
REGISTER OF DEEDS